

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **JULY 11, 2006**

From: *ALD for* **JAMES DURFEE / WILL DICKINSON**

Subject: **PUBLIC HEARING: ANNEXATION OF JOHN AND ANN BOWLER,  
PROPERTY TO COUNTY SEWER MAINTENANCE DISTRICT NO. 3**

**ACTION REQUESTED/RECOMMENDATION:** Approve a Resolution annexing the John and Ann Bowler property, APN 036-083-011, located on Auburn Folsom Road, Loomis, into the boundaries of Placer County Sewer Maintenance District No. 3 (SMD No. 3).

**BACKGROUND:** John and Ann Bowler are requesting that the above referenced parcel, consisting of 12.3 acres located on Auburn Folsom Road in Loomis, be annexed into SMD No. 3 for the purpose of providing sewer service. A legal description, plot map and vicinity map are attached as part of the Resolution. In order to annex a parcel into the sewer district, your Board must hold a public hearing and adopt a Resolution approving the annexation.

**ENVIRONMENTAL CLEARANCE:** The mitigated negative declaration was approved by your Board on May 9, 2006 for Rezone/Conditional Use Permit "Flower Farm Inn" (PREAT 20040723). No further CEQA review is required.

**FISCAL IMPACT:** Placer County Code Section 13.12.260 specifies that the owners of property annexed into a sewer district or County Service Area must pay an annexation fee. The applicant will be charged the annexation fee in effect at the time they choose to make payment, based on rates contained in Section 13.12.350. The current annexation fee that applies to the subject property is \$14,680 (\$3,670 per potential lot times 4 lots). This fee is placed into a reserve fund and is used for capital improvement projects within the district.

JD/WD:lm

ATTACHMENTS: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

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# Before The Board of Supervisors County of Placer, State Of California

In the matter of: A RESOLUTION ANNEXING THE  
PROPERTY OF JOHN AND ANN BOWLER,  
APN: 036-083-011, INTO SEWER MAINTENANCE  
DISTRICT NO. 3

Resolution No. \_\_\_\_\_  
Ordinance No. \_\_\_\_\_  
First Reading \_\_\_\_\_

The following RESOLUTION was duly passed by the Board of Supervisors  
of the County of Placer at a regular meeting held \_\_\_\_\_, by the following  
vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:  
Clerk of said Board

\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
**BE IT RESOLVED**, by the Board of Supervisors of the County of Placer, State of California, as  
follows:

1. The Board of Supervisors hereby determines that the property shown on Exhibit "A", and on the map entitled Exhibit "B", attached hereto and incorporated herein, will be benefited by annexation to Sewer Maintenance District No. 3. Such land contains approximately 12.3 acres.
2. The boundaries of Sewer Maintenance District No. 3 shall be altered to include such territory upon payment of the annexation fee in effect at the time the applicant chooses to make payment, based on rates contained in Section 13.12.350 of the County Code. The annexation fee that applies to the subject property as of the date of this Resolution is \$14,680 (\$3,670 per potential lot times 4 lots), which shall be deposited in the County Treasury to the credit of the sewer district. Furthermore, the applicant must provide a check for \$800 made out to the State Board of Equalization to cover the recording fee charged by that State agency.
3. This determination is only valid for one year. Should the applicant fail to pay the required annexation fee within one year, applicant must reapply for annexation.

ATTACHMENTS: EXHIBIT A  
EXHIBIT B

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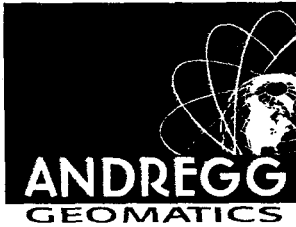


EXHIBIT A

January 3, 2006

**Annexation #30  
Bowler Annexation to Placer County Sewer  
Maintenance District No. 3 (SMD#3)**

**Annexation Area**

The tract of land shown and designated as Parcel C on Parcel Map No. 73235 filed in Book 14 of Parcel Maps at Page 118, Placer County Records, together with portions of County Road No. E0089 (commonly known as Auburn-Folsom Road) and County Road No. E3036 (commonly known as Horseshoe Bar Road) located in Section 7 and Section 18, Township 11 North, Range 08 East, M.D.M., Placer County, California.

Beginning at a point on the existing Placer County Sewer Maintenance District No. 3 boundary, a point on the Easterly right-of-way line of Auburn-Folsom Road and the Westerly most corner of the Rutter Annexation to SMD recorded as Instrument No. 91-044313, Official Records Placer County and from said point a five-eighths inch copperweld monument in a monument box marking the intersection of the roads shown and designated as Miner's Trail and Miner's Crossing on the Final Map of Miner's Ravine Estates Phase 1 recorded in Book T of Maps at Page 45, Placer County Records, bears North  $61^{\circ}14'15''$  East for a distance of 394.98 feet; thence leaving said District boundary and Easterly right-of-way line (L1) North  $68^{\circ}01'41''$  West for a distance of 62.60 feet to a point on the Westerly right-of-way line of Auburn Folsom Road also being the Easterly line of the above described Parcel C, thence along the Easterly, Southerly and Westerly boundary of said Parcel C the following three (3) consecutive courses and distances:

- 1) (C1) along said Westerly right-of-way line along the arc of a curve to the right having a radius of 570.00 feet, a central angle of  $10^{\circ}39'57''$ , a length of 106.11 feet and a chord bearing South  $44^{\circ}47'35''$  West for a distance of 105.96 feet;
- 2) (L2) North  $41^{\circ}50'35''$  West for a distance of 570.19 feet; and
- 3) (L3) North  $22^{\circ}48'00''$  East for a distance of 524.98 feet to the Northwest corner of said Parcel C, a point on the North line of said Section 18, thence leaving said Northwest corner of said Parcel C and North line of said Section 18 (L4) North  $22^{\circ}48'00''$  East for a distance of 43.95 feet to a point on the Northerly right-of-way line of Horseshoe Bar Road, thence along said Northerly right-of-way line the following two (2) consecutive courses and distances:
  - 1) (L5) North  $88^{\circ}20'04''$  East for a distance of 542.49 feet and
  - 2) (L6) South  $89^{\circ}20'50''$  East for a distance of 140.10 feet to a point on the

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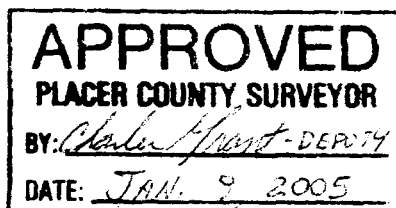
*We take your position precisely.*

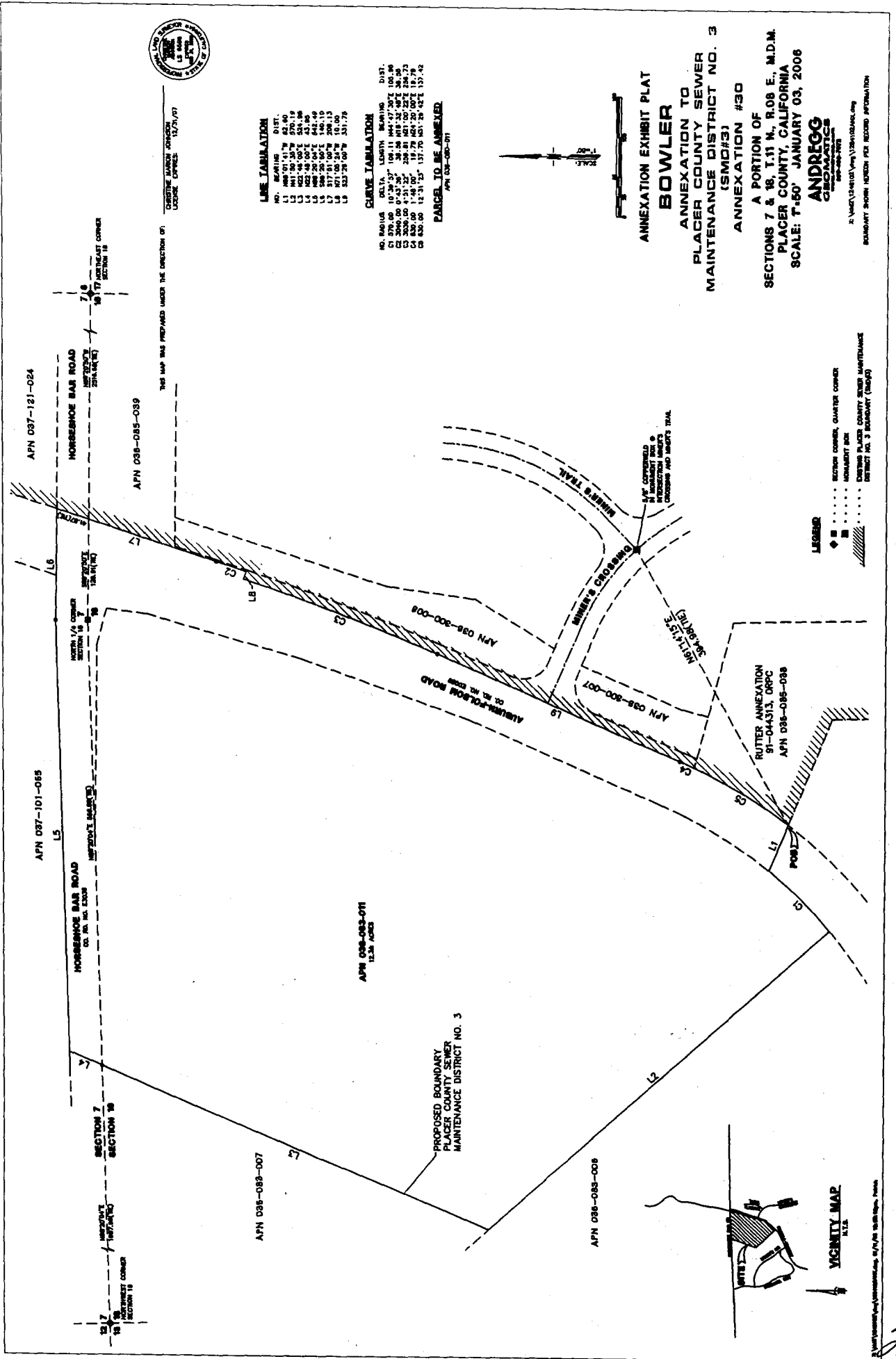
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existing Placer County Sewer Maintenance District No. 3 boundary and Easterly right-of-way line of Auburn-Folsom Road; thence along said existing Placer County Sewer Maintenance District No. 3 boundary and said Easterly right-of-way line the following six (6) consecutive courses and distances:

- 1) (L7) South 17°51'00" West for a distance of 209.13 feet;
- 2) (C2) along the arc of a curve to the right having a radius of 3040.00 feet, a central angle of 00°43'36", a length of 38.56 feet, and a chord bearing South 18°32'48" West for a distance of 38.56 feet;
- 3) (L8) North 71°05'24" West for a distance of 10.00 feet;
- 4) (C3) along the arc of a curve to the right having a radius of 3030.00 feet, a central angle of 04°51'22", a length of 256.81 feet and a chord bearing South 21°00'22" West for a distance of 256.73 feet;
- 5) (L9) South 23°26'00" West for a distance of 331.75 feet; and
- 6) (C4) along the arc of a curve to the right having a radius of 630.00 feet, a central angle of 01°48'18", a length of 19.79 feet and a chord bearing South 24°19'50" West for a distance of 19.79 feet to the Northerly most corner of said Rutter annexation boundary thence along said annexation boundary (C5) along the arc of a curve to the right having a radius of 630.00 feet, a central angle of 12°31'23", a length of 137.70 feet and a chord bearing South 31°29'42" East for a distance of 137.42 feet to the point of beginning.

Containing 12.3 acres, more or less.





**LINE TABULATION**

NO.	BEARING	DIST.
L1	N89°01'41"W	62.80
L2	N89°01'41"W	62.80
L3	N89°01'41"W	62.80
L4	N89°01'41"W	62.80
L5	N89°01'41"W	62.80
L6	N89°01'41"W	62.80
L7	N89°01'41"W	62.80
L8	N89°01'41"W	62.80
L9	N89°01'41"W	62.80

**CURVE TABULATION**

NO.	RADIUS	CHORD	BEARING	DIST.
C1	270.00	10.34	108°11'44"	101.96
C2	270.00	10.34	108°11'44"	101.96
C3	270.00	10.34	108°11'44"	101.96
C4	270.00	10.34	108°11'44"	101.96
C5	270.00	10.34	108°11'44"	101.96
C6	270.00	10.34	108°11'44"	101.96
C7	270.00	10.34	108°11'44"	101.96
C8	270.00	10.34	108°11'44"	101.96
C9	270.00	10.34	108°11'44"	101.96

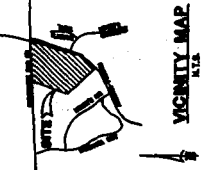
**PACER TO BE ANNEXED**  
APN 036-035-011

**ANNEXATION EXHIBIT PLAT**  
**BOWLER**  
ANNEXATION TO  
PLACER COUNTY SEWER  
MAINTENANCE DISTRICT NO. 3  
(SMD#3)  
ANNEXATION #30  
A PORTION OF  
SECTIONS 7 & 18, T.11 N., R.08 E., M.D.M.  
PLACER COUNTY, CALIFORNIA  
SCALE: T=60' JANUARY 03, 2006

**ANDREGG**  
SURVEYING  
INCORPORATED  
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BOUNDARY SHOWN HEREIN FOR RECORD INFORMATION

- LEGEND**
- SECTION CORNER, QUARTER CORNER
  - MONUMENT POLE
  - EXISTING PLACER COUNTY SEWER MAINTENANCE DISTRICT NO. 3 BOUNDARY (SMD#3)



**VICINITY MAP**  
N.T.S.

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